LEVEL 2 PARKING

LEVEL 1 RESIDENTIAL

Data Table					
Existing Use:	COMMERCIAL				
Proposed Use:	STUDENT HOU	SING			
Zoning:	C2				
Form District:	TRADITIONAL N	NEIGHBORHOOD			
FEMA FIRM Panel:	21111C0057E				
Building Information					
Proposed Building	Units (a	pt/floor) C	pen Space (sf)	Parking Spaces	
Gar. 1st Floor				113	
Gar. 2nd Floor				124	
Res. 1st Floor	3	30	9,000		
Res 2nd - 7th Floors	3	30			
Res. 8th Floor	2	22	1,065		
Sub-Totals:					
	1				
Totals: Building S.F.	2:	32	10,065	237	
8 Levels of I	Residential	284,040 s.	f.		
2 Levels	of Parking	87,768 s.f.			
Total		371,808 s.	f.		
Max. Allowed Building Ht	45'				
Proposed Building Ht	116'-6"				
	Lot Area	62 108 6	f. (1.43 Ac.)		
May Al	lowed FAR	5.0	(1.43 Ac.)		
		4.6			
Pro	posed FAR	4.0			
Chantar O. Biovala and Barking S.					
Chapter 9, Bicycle and Parking S			240	CDACEC	
MIN PARKING REQUIRED (RESIDENT		1.5 SPACES/DU 348 SPACES			
MAX PARKING ALLOWED (RESIDENT)		2.5 SPACES /DU 580 SPACES			
TOTAL MIN. PARKING W/ REDUCTIO	-20% GREEN DESIGN	-10% TARC CREDIT 209 SPACES -20% GREEN DESIGN CREDIT *			
* Green development site design crit	10% RESIDENTIAL U- eria met: 1.(previously de		oute #4), and 7.	(100% parking und	er cover)
TOTAL PARKING				(INC. 7 HANDICAF	
TOTAL FARRING	PROVIDED		257	(INC. / HANDICAL	3i ACLS)
Bicycle Pa	arking Rqd: 0 long term	ng term 0 short term			
Bicycle Pa	rking Prov: See Arch Below	S	ee Arch Below		
Tree Canopy					
Existing Tree	Canopy	0%	0	sf	
Percentage of Tree Canopy Pre		0%	0 :	sf	
Percentage of Tree Canopy R		10%	6,210.78		
Percentage of Tree Canopy P		10%	6,210.78		
			-,	,	
Article 12					
	al VUA:		401		
	quired: 5 sf/100 sf VUA		20.05		
ILA Pr	ovided:	8,453 (2	L50 sf min. area	allowed)	
Open Space					
Re	quired: 5% net lot area			sf (MF open space	,
		is within 1,000' of		ne on site required)
_	ovided:		8,453	- E	

VARIANCE / WAIVER REQUEST

- 1 A variance from Section 5.1.12.A.2.a to allow the proposed structure to encroach up to 4' into the 19' front yard, as established by the range of the front yard setbacks of the two nearest lots containing principal structures with the same block face.
- 2 A variance from Section 5.1.12.A.2.d to exceed the maximum building height of 25', as established by the range of building heights of existing
- structures within same block face (20' average) plus 25% (5'), to allow the proposed structure to be constructed at a height of 116'-6". 3 A waiver of Section 5.4.1 of the Land Development Code requiring residential development in the Traditional Neighborhood From District to
- provide the four components of Public Realm Area, Principal Structure Area, Private Yard Area, and Accessory Structure Area.
- 4 Waiver requested to not provide a connection to the unnamed, unbuilt alley running from the subject property to S. 5th Street.

- 1 CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FEMA FLOOD PLAIN PER FIRM MAP NO. 21111 C 0057 E.
- 3 DOCUMENTATION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL, SHOWING THAT THE DEVELOPMENT COMPLIES WITH ALL THE LIGHTING REGULATIONS FROM CHAPTER 4, PART 1, SECTION 3. 4 TRANSPORTATION PLANNING APPROVAL REQUIRED PRIOR TO CONSTRUCTION APPROVAL
- 5 ALL SIGNAGE WILL COMPLY WITH THE REQUIREMENTS OF LDC CHAPTER 8. NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
- 6 CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- 7 ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- 8 MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES. 9 MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
- 12 ALL NEW SIDEWALKS SHALL BE BUILT TO ADA CURRENT STANDARDS
- 13 AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY.
- 14 OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED PER CHAPTER 10.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES
- UNDERGROUND ACCESS LOCATION AND DESIGN TO BE COORDINATED WITH MSD. IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- ANY REQUIRED FILL IN THE COMBINED SEWER OVERFLOW FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A RATIO OF 1.5:1. UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL
- SITE DISCHARGES INTO THE COMBINED SANITARY SEWER SYSTEM AND SHALL LIMIT THE 100 YEAR POST DEVELOPED DISCHARGE TO THE 10 YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.3.1.2 OF THE MSD DESIGN MANUAL
- 22 A PORTION OF THIS SITE IS LOCATED WITHIN THE COMBINED SEWER OVERFLOW FLOODPLAIN. LOWEST FINISHED FLOOR TO BE AT OR ABOVE
- 458.50 AND LOWEST MACHINERY TO BE AT OR ABOVE 459.50
- STORM WATER OUTFALL LOCATION TO BE REVIEWED AND APPROVED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL

EPSC NOTES

EXT, TERRACE 1,008 SF

LEVEL 2-7 RESIDENTIAL

THE APPROVED EROSION PREVENTION AND SETTLEMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPS SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS. DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS.

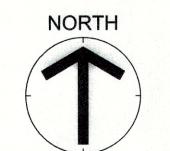
SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED,

MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.



RECEIVED

DATE: MARCH 12, 2018

DEVELOPMENT PLAN

18 DEVPLAN 1036

REVISED DETAILED DISTRICT

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For The Built

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Revision

Date Description

04/02/2018 AGENCY COMMENTS

04/16/2018 AGENCY COMMENTS

04/23/2018 AGENCY COMMENTS

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